



PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		PHILEMON ST, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	NEAMAN-GOUDEY JACOB N ETAL/TR			
Owner 2:	JACOB N NEAMAN-GOUDEY 2014 TRU			
Owner 3:				
Street 1:	31 KENSINGTON RD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: N
Postal:	02476		Type:	

PREVIOUS OWNER

PREVIOUS OWNER		
Owner 1:	NEAMAN-GOUDEY JACOB -	
Owner 2:	-	
Street 1:	31 KENSINGTON	
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry
Postal:	02474	

NARRATIVE DESCRIPTION

This parcel contains .149 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2009, having primarily Clapboard Exterior and 3452 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6500		Sq. Ft.	Site		0	70.	0.68	6			Topo	-10	Shape	-20			309,959						310,000	
Total AC/HA: 0.14922			Total SF/SM: 6500		Parcel LUC: 101		One Family		Prime NB Desc		ARLINGTON							Total:	309,959	Spl Credit				Total:	310,000		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6500.000	864,200	600	310,000	1,174,800		311810
							GIS Ref
							GIS Ref
Total Card	0.149	864,200	600	310,000	1,174,800	Entered Lot Size	
Total Parcel	0.149	864,200	600	310,000	1,174,800	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		340.32	/Parcel: 340.32	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT									Parcel ID	112.0-0002-0001.A		!15690!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2022	101	FV	864,200	600	6,500.	310,000	1,174,800		Year end	12/23/2021	PRINT		
2021	101	FV	835,900	600	6,500.	310,000	1,146,500		Year End Roll	12/10/2020		Date	Time
2020	101	FV	796,600	600	6,500.	310,000	1,107,200	1,107,200	Year End Roll	12/18/2019	12/30/21	21:11:4	
2019	101	FV	655,400	0	6,500.	305,500	960,900	960,900	Year End Roll	1/3/2019	LAST REV		
2018	101	FV	655,400	0	6,500.	234,700	890,100	890,100	Year End Roll	12/20/2017	Date	Time	
2017	101	FV	655,400	0	6,500.	221,400	876,800	876,800	Year End Roll	1/3/2017	02/20/20	11:22:1	
2016	101	FV	655,400	0	6,500.	203,700	859,100	859,100	Year End	1/4/2016	apno		
2015	101	FV	641,300	0	6,500.	190,400	831,700	831,700	Year End Roll	12/11/2014			

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2018	MEAS&NOTICE	HS	Hanne S
2/14/2013	Entry Denied	BR	B Rossignol
6/5/2012	Measured	JBS	JOHN S
8/26/2010	MLS	BR	B Rossignol
2/17/2010	Info Fm Prmt	BR	B Rossignol
2/17/2010	Info Fm Plan	BR	B Rossignol

Sign:

Sign: VERIFICATION OF VISIT NOT DATA / /

